

077.0

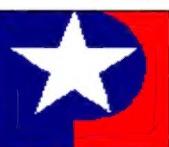
0002

0007.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED: 1,594,700 / Total Card / 1,594,700
USE VALUE: 1,594,700 / Total Parcel 1,594,700
ASSESSED: 1,594,700 / 1,594,700
Patriot
Properties Inc.
PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 18 | | PARKER RD, ARLINGTON |

| OWNERSHIP | | Unit #: |
|-----------|--------------------------------|---------|
| Owner 1: | TURNER DOUGLAS R & HOPE A /TRS | |
| Owner 2: | DOUGLAS R TURNER REVOCABLE TR | |
| Owner 3: | HOPE A TURNER REVOCABLE TRUST | |

Street 1: 18 PARKER RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: TURNER DOUGLAS R & HOPE -

Owner 2: -

Street 1: 18 PARKER RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .419 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1951, having primarily Wood Shingle Exterior and 4908 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R0 | LARGE LOT | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | Topo | 1 | Level | | |
| s | | Street | | | | |
| t | | Gas: | | | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|------------|-----------|--------|----|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | One Family | | 18260 | | Sq. Ft. | Site | | 0 | 70. | 0.80 | 4 | | | View | 50 | | | | | 1,016,188 | | | | | | 1,016,200 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description |
|--------------|-----------------|----------------|--------------------------------|------------|-----------------|-------------------|
| 101 | 18260.000 | 578,100 | 400 | 1,016,200 | 1,594,700 | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| Total Card | 0.419 | 578,100 | 400 | 1,016,200 | 1,594,700 | Entered Lot Size |
| Total Parcel | 0.419 | 578,100 | 400 | 1,016,200 | 1,594,700 | Total Land: |
| Source: | Market Adj Cost | | Total Value per SQ unit /Card: | 324.92 | /Parcel: 324.92 | Land Unit Type: |

APPRAISED: 1,594,700 / Total Card / 1,594,700
USE VALUE: 1,594,700 / Total Parcel 1,594,700
ASSESSED: 1,594,700 / 1,594,700

| | |
|-----------|-------|
| User Acct | 48790 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | |
| 11/21/18 | |

| | |
|----------------|----------|
| USER DEFINED | |
| Prior Id # 1: | 48790 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| PRINT | |
| Date | Time |
| 12/30/21 | 03:52:03 |
| LAST REV | |
| Date | Time |
| 12/17/19 | 10:06:21 |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

Parcel ID 077.0-0002-0007.0

| | |
|----------------|----------|
| 6409! | |
| PRINT | |
| Date | Time |
| 12/30/21 | 03:52:03 |
| LAST REV | |
| Date | Time |
| 12/17/19 | 10:06:21 |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|----------------|-----------|------|-----------|-------------|------------|----|-----|-------|-------|
| TURNER DOUGLAS | 66118-512 | | 9/23/2015 | Convenience | 100 | No | No | | |
| STEIN IRVING | 23108-4 | | 4/23/1993 | | 475,000 | No | No | Y | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|------------|--------|----------|--------|-----|------------|----------|--------------------|---------|
| 6/10/2019 | 843 | Solar Pa | 7,000 | C | | | | |
| 12/30/2013 | 1842 | Solar Pa | 12,700 | C | | | | |
| 4/9/2010 | 289 | Wood-Sto | 3,500 | | | | REMOVE CHIMNEY / I | |
| 11/7/1995 | 660 | | 8,500 | | | | REM/BA/KIT/FPL/BDR | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|-----------|
| 11/21/2018 | Inspected | BS | Barbara S |
| 10/29/2018 | MEAS&NOTICE | BS | Barbara S |
| 2/6/2014 | Info Fm Prmt | EMK | Ellen K |
| 6/19/2009 | Info At Door | 189 | PATRIOT |
| 10/14/1999 | Meas/Inspect | 256 | PATRIOT |
| 7/30/1993 | | RV | |

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION

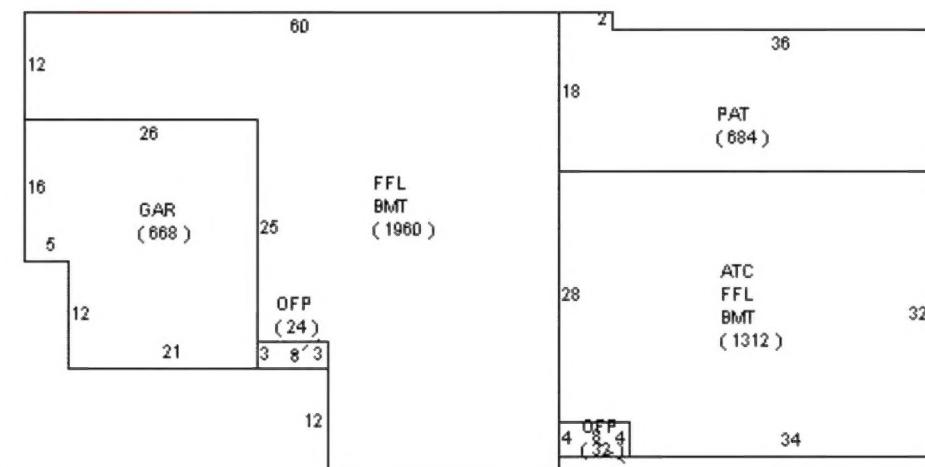
| | | |
|---------------|------------------|----------|
| Type: | 19 - Ranch | |
| Sty Ht: | 1 - 1 Story | |
| (Liv) Units: | 1 | Total: 1 |
| Foundation: | 1 - Concrete | |
| Frame: | 1 - Wood | |
| Prime Wall: | 1 - Wood Shingle | |
| Sec Wall: | 16 - Stone Vene | 20% |
| Roof Struct: | 1 - Gable | |
| Roof Cover: | 1 - Asphalt Shgl | |
| Color: | BEIGE | |
| View / Desir: | | |

BATH FEATURES

| | | |
|------------|---|--------------|
| Full Bath: | 2 | Rating: Good |
| A Bath: | | Rating: |
| 3/4 Bath: | 1 | Rating: Good |
| A 3QBth: | | Rating: |
| 1/2 Bath: | | Rating: |
| A HBth: | | Rating: |
| OthrFix: | | Rating: |

COMMENTS

GAS FIREPLACE INSERT 6-29-2010.

SKETCH**GENERAL INFORMATION**

| | |
|---------------|--------------|
| Grade: | B - Good (-) |
| Year Blt: | 1951 |
| Eff Yr Blt: | |
| Alt LUC: | |
| Alt %: | |
| Jurisdct: | G12 |
| Fact: | . |
| Const Mod: | |
| Lump Sum Adj: | |

INTERIOR INFORMATION

| | |
|---------------|--------------------|
| Avg Ht/FL: | STD |
| Prim Int Wal: | 2 - Plaster |
| Sec Int Wall: | % |
| Partition: | T - Typical |
| Prim Floors: | 3 - Hardwood |
| Sec Floors: | 4 - Carpet 25% |
| Bsmnt Flr: | 12 - Concrete |
| Subfloor: | |
| Bsmnt Gar: | |
| Electric: | 3 - Typical |
| Insulation: | 2 - Typical |
| Int vs Ext: | S |
| Heat Fuel: | 2 - Gas |
| Heat Type: | 1 - Forced H/Air |
| # Heat Sys: | 1 |
| % Heated: | 100 % AC: 100 |
| Solar HW: | NO Central Vac: NO |
| % Com Wal | % Sprinkled |

DEPRECIATION

Phys Cond: GD - Good

18. %

Functional: %

Economic: %

Special: %

Override: %

Total: 18.6 %

REMODELING

Exterior:

Interior:

Additions:

Kitchen:

Baths:

Plumbing:

Electric:

Heating:

General:

RES BREAKDOWN

No Unit RMS BRS FL

1 7 3

Totals

1 7 3

CALC SUMMARY

Basic \$ / SQ: 100.00

Size Adj.: 0.93141079

Const Adj.: 1.00340950

Adj \$ / SQ: 93.459

Other Features: 110970

Grade Factor: 1.21

NBHD Inf: 1.00000000

NBHD Mod:

LUC Factor: 1.00

Adj Total: 709273

Depreciation: 131925

Depreciated Total: 577348

COMPARABLE SALES

Rate Parcel ID Typ Date Sale Price

SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|--------------------|-------------|------------|-----------|--------------|
| BMT | Basement | 3,272 | 37.150 | 121,554 |
| FFL | First Floor | 3,272 | 93.460 | 305,797 |
| PAT | Patio | 684 | 2.810 | 1,921 |
| GAR | Garage | 668 | 18.810 | 12,563 |
| ATC | Attic | 459 | 67.290 | 30,900 |
| OPP | Open Porch | 56 | 44.150 | 2,472 |
| Net Sketched Area: | | | Total: | 475,207 |
| Size Ad | 3731.1999 | Gross Area | 9264 | FinArea 4908 |

SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|----------|--------|---------|--------|----|-------|
| ATC | 100 | UNF | 70 | | |
| BMT | 100 | RRM | 50 | C | |

IMAGE
AssessPro Patriot Properties, Inc
MOBILE HOME

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|------|-----|------|-------|------------|------|-------|--------------|
| 96 | Whirl Pool | D | S | 1 | 2 | A | AV | 1990 | 500.00 | T | 23.2 | 101 | | | 800 | | | 800 |
| 2 | Frame Shed | D | Y | 1 | 8X10 | G | AV | 2005 | 0.00 | T | 11.2 | 101 | | | | | | |
| 19 | Patio | D | Y | 1 | 10X10 | A | AV | 1980 | 6.00 | T | 31.2 | 101 | | | 400 | | | 400 |

More: N

Total Yard Items:

400

Total Special Features:

800

Total:

1,200